



OM GURUDATTA CONTRACTOR

Civil Engineering Contractor, B.M.C. Work &
All Type of Plumbing, Sanitation, Drainage & New Water Connction

A-702, Charkop Silver Co.Op. Soc Ltd., Sector - 7, Near Charkop Depot, Kandivali (W), Mumbai - 400 067

Ref. No. _____

Date : _____

Date:- 24.09.2022

To,
OXFORD NAVRANG REALTY L.L.P
SHOP NO 7, PLOT NO 36, GROUND
FLOOR, SHIV SAGAR CHS LTD.,
CHARKOP, SECTOR NO 1, KANDIVALI
WEST, MUMBAI-400067.

Subject: - Certificate of Cost Incurred for Development of "Navrang Navkar" (Applied for MahaRERA Registration) being developed by M/s. OXFORD NAVRANG REALTY LLP

Sir,

1. I Vaibhav V. Ghadigaonkar have undertaken assignment of certifying Estimate Cost for "Navrang Navkar" (Applied for MahaRERA Registration) being developed by M/s. OXFORD NAVRANG REALTY LLP
2. We have estimated the cost of Civil, MEP and allied works required for the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for project under reference by Developer/Consultants. The Schedule of items and quantity required for the entire work as calculated by _____ Quantity surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 27,00,00,000/-** (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required for completions of the apartments and proportionate completion of internal and external works, as per specifications mentioned in the agreement of sale and for the purpose of obtaining occupation certificate /completion certificate for the Building(s)/Wing(s)/Layout/Plotted Development from the **MCGM** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs.8,33,375/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost of these items.

5. The balance Cost of Completion of the Civil, MEP and allied works for completion of the apartments and proportionate completion of internal and external works, as per specifications mentioned in agreement of sale, of the Project is estimated at **Rs. 26,91,66,625/-** (Total of Table A and B).
6. I certified that the Cost of Civil, MEP and allied works for the apartments and proportionate completion of internal and external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Total of Table A and B below:

TABLE A

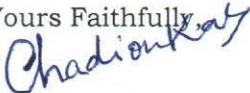
STAND ALONE BUILDING

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the building/wing/layout/plotted Development as on date of Registration is	27,00,00,000/-
2	Cost incurred as on date of certificate	8,33,375/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.31%
4	Balance Cost to be Incurred**(Based on estimated cost)	26,91,66,625/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	NIL

TABLE B

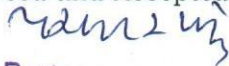
STAND ALONE BUILDING

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Internal and External Development Work including amenities and Facilities in the layout as on date of Registration is	27,00,00,000/-
2	Cost incurred as on date of certificate	8,33,375/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.31%
4	Balance Cost to be Incurred**(Based on estimated cost)	26,91,66,625/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	NIL

Yours Faithfully,


Signature &
 Name : MR. VAIBHAV V. GHADIGAONKAR
 (License No. G/253/SS-3
For OXFORD NAVRANG REALTY LLP

Agreed and Accepted by:


 Partner
 Signature of Promoter
 Name: OXFORD NAVRANG REALTY LLP

Note:-

1. The scope of work is to complete Registration Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity survey, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked(*).
3. (**) Balance Cost to be incurred
4. May vary from difference between Total estimated Cost (1) and Actual Cost Incurred (2) due to deviation in quantity required/escalation of cost etc. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.
6. Please specify if there are any deviations/qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional/Deleted Items considered in Cost
(which were not part of the original Estimated of Total Cost)

Sr. No.	List of Extra/Additional/Deleted Items	Amount (In Rs.)
1.		
2.		